

# M E M O R A N D U M



**May 22, 2017**

**Enclosed are the new 2017 rent and income limits, which must be implemented by May 29, 2017. Please distribute the income and rent limits to the appropriate tax credit property compliance personnel if you are not the person(s) performing those functions. (Please be advised that the rents listed are *maximums* only, and that those projects having a Land Use Restriction Agreement (LURA) with specifically targeted rents are additionally responsible for charging rents which do not violate the LURA.)**

**If you have any questions, please contact the Tax Credit Compliance Department at (402) 434-3900.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8	
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Lincoln MSA (Lancaster)	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750
		50% Rent	633.00	678.00	813.00	940.00	1,048.00	1,157.00			
		60% Income		30,420	34,740	39,060	43,380	46,860	50,340	53,820	57,300
		60% Rent	760.00	814.00	976.00	1,128.00	1,258.00	1,389.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		25,200	28,800	32,400	36,000	38,900	41,800	44,650	47,550
		50% Rent	630.00	675.00	810.00	936.00	1,045.00	1,152.00			
		60% Income		30,240	34,560	38,880	43,200	46,680	50,160	53,580	57,060
		60% Rent	756.00	810.00	972.00	1,123.00	1,254.00	1,383.00			
Omaha MSA (Cass, Douglas, Sarpy, Washington)	Income limits for all projects	50% Income		26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
		50% Rent	656.00	703.00	843.00	975.00	1,087.00	1,200.00			
		60% Income		31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
		60% Rent	787.00	843.00	1,012.00	1,170.00	1,305.00	1,440.00			
So Sioux City (Dakota, Dixon)	Income limits for all projects	50% Income		22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200
		50% Rent	560.00	600.00	720.00	831.00	927.00	1,023.00			
		60% Income		26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640
		60% Rent	672.00	720.00	864.00	997.00	1,113.00	1,227.00			
Adams	Income limits for all projects	50% Income		24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750
		50% Rent	607.00	650.00	780.00	901.00	1,005.00	1,109.00			
		60% Income		29,160	33,300	37,440	41,580	44,940	48,240	51,600	54,900
		60% Rent	729.00	780.00	936.00	1,081.00	1,206.00	1,331.00			
Antelope	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100
		50% Rent	585.00	626.00	752.00	868.00	968.00	1,069.00			
		60% Income		28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920
		60% Rent	702.00	752.00	903.00	1,042.00	1,162.00	1,283.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Arthur	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Banner	Income limits for all projects	50% Income		22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00			
		60% Income		26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00			
Blaine	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			

**\$75,000**

**\$62,300**

**\$69,300**

**\$58,200**

**\$50,900**

**\$64,100**

**\$56,500**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Boone	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	
		50% Rent	626.00	670.00	805.00	930.00	1,037.00	1,144.00			
		60% Income	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	
		60% Rent	751.00	804.00	966.00	1,116.00	1,245.00	1,373.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900	
		50% Rent	568.00	609.00	731.00	845.00	942.00	1,040.00			
		60% Income	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480	
		60% Rent	682.00	731.00	877.00	1,014.00	1,131.00	1,248.00			
Box Butte	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Boyd	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Brown	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Buffalo	Income limits for all projects	50% Income	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	
		50% Rent	630.00	675.00	810.00	935.00	1,043.00	1,151.00			
		60% Income	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	
		60% Rent	756.00	810.00	972.00	1,122.00	1,252.00	1,381.00			
Burt	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550	
		50% Rent	591.00	633.00	760.00	877.00	978.00	1,080.00			
		60% Income	28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460	
		60% Rent	709.00	759.00	912.00	1,053.00	1,174.00	1,296.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income	22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750	
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00			
		60% Income	27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300	
		60% Rent	679.00	728.00	874.00	1,009.00	1,126.00	1,243.00			
	Income limits for projects Placed in Service after March 27, 2016 and before April 14, 2017	50% Income	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00			
		60% Income	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00			
	Income limits for projects Placed in Service on or after April 14, 2017	50% Income	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	
		50% Rent	560.00	600.00	720.00	832.00	928.00	1,024.00			
		60% Income	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	
		60% Rent	672.00	720.00	864.00	999.00	1,114.00	1,229.00			

**\$65,300**

**\$61,100**

**\$55,700**

**\$46,800**

**\$71,900**

**\$64,000**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8	
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Butler	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200
		50% Rent	612.00	656.00	787.00	910.00	1,015.00	1,120.00			
		60% Income		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440
		60% Rent	735.00	787.00	945.00	1,092.00	1,218.00	1,344.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income		23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850
		50% Rent	595.00	637.00	765.00	883.00	985.00	1,086.00			
		60% Income		28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820
		60% Rent	714.00	765.00	918.00	1,059.00	1,182.00	1,304.00			
	Income limits for projects Placed in Service after March 27, 2016 and before April 14, 2017	50% Income		23,450	26,800	30,150	33,450	36,150	38,850	41,500	44,200
		50% Rent	586.00	628.00	753.00	870.00	971.00	1,071.00			
		60% Income		28,140	32,160	36,180	40,140	43,380	46,620	49,800	53,040
		60% Rent	703.00	753.00	904.00	1,044.00	1,165.00	1,285.00			
	Income limits for projects Placed in Service on or after April 14, 2017	50% Income		22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750
		50% Rent	566.00	606.00	728.00	841.00	938.00	1,036.00			
		60% Income		27,180	31,080	34,980	38,820	41,940	45,060	48,180	51,300
		60% Rent	679.00	728.00	874.00	1,009.00	1,126.00	1,243.00			
Cedar	Income limits for all projects	50% Income		22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450
		50% Rent	563.00	603.00	723.00	836.00	932.00	1,029.00			
		60% Income		27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940
		60% Rent	676.00	724.00	868.00	1,003.00	1,119.00	1,235.00			
Chase	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Cherry	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
		50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00			
		60% Income		28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
		60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Cheyenne	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
		50% Rent	643.00	689.00	827.00	955.00	1,066.00	1,176.00			
		60% Income		30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
		60% Rent	772.00	827.00	993.00	1,146.00	1,279.00	1,412.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750
		50% Rent	620.00	664.00	797.00	920.00	1,027.00	1,133.00			
		60% Income		29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100
		60% Rent	744.00	797.00	957.00	1,104.00	1,233.00	1,359.00			

**\$64,700**

**\$64,300**

**\$57,000**

**\$60,300**

**\$70,800**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms			
Clay	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00		
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00		
Colfax	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800
		50% Rent	581.00	622.00	746.00	862.00	962.00	1,061.00		
		60% Income	27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560
		60% Rent	697.00	747.00	895.00	1,035.00	1,155.00	1,274.00		
	Income limits for projects Placed in Service after December 31, 2008	50% Income	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000
		50% Rent	570.00	610.00	732.00	846.00	945.00	1,042.00		
		60% Income	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600
		60% Rent	684.00	732.00	879.00	1,016.00	1,134.00	1,251.00		
Cuming	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450
		50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00		
		60% Income	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540
		60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00		
	Income limits for projects Placed in Service after December 31, 2008	50% Income	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
		50% Rent	552.00	591.00	710.00	820.00	915.00	1,010.00		
		60% Income	26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980
		60% Rent	663.00	710.00	852.00	984.00	1,098.00	1,212.00		
Custer	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450
		50% Rent	563.00	603.00	723.00	836.00	932.00	1,029.00		
		60% Income	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940
		60% Rent	676.00	724.00	868.00	1,003.00	1,119.00	1,235.00		
	Income limits for projects Placed in Service after December 31, 2008	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00		
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00		
Dawes	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050
		50% Rent	571.00	611.00	733.00	848.00	946.00	1,043.00		
		60% Income	27,420	31,320	35,220	39,120	42,300	45,420	48,540	51,660
		60% Rent	685.00	734.00	880.00	1,017.00	1,135.00	1,252.00		
	Income limits for projects Placed in Service after December 31, 2008 and before April 14, 2017	50% Income	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250
		50% Rent	560.00	600.00	720.00	832.00	928.00	1,024.00		
		60% Income	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700
		60% Rent	672.00	720.00	864.00	999.00	1,114.00	1,229.00		
	Income limits for projects Placed in Service on or after April 14, 2017	50% Income	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050
		50% Rent	557.00	597.00	717.00	828.00	923.00	1,019.00		
		60% Income	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460
		60% Rent	669.00	717.00	861.00	993.00	1,108.00	1,223.00		

**\$58,900**

**\$65,100**

**\$63,100**

**\$53,800**

**\$63,700**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	Four Persons Median Income
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Dawson	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$56,800
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Deuel	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$60,500
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Dodge	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$59,100
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Dundy	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$57,600
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Fillmore	Income limits for all projects	50% Income	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	\$64,400
		50% Rent	563.00	604.00	725.00	837.00	935.00	1,031.00			
		60% Income	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	
		60% Rent	676.00	725.00	870.00	1,005.00	1,122.00	1,237.00			
Franklin	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$60,100
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Frontier	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	\$60,500
		50% Rent	585.00	626.00	752.00	868.00	968.00	1,069.00			
		60% Income	28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920	
		60% Rent	702.00	752.00	903.00	1,042.00	1,162.00	1,283.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Furnas	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$54,300
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	Four Persons Median Income
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Gage	Income limits for all projects	50% Income	22,250	25,400	28,600	31,750	34,300	36,850	39,400	41,950	\$63,500
		50% Rent	556.00	595.00	715.00	825.00	921.00	1,016.00			
		60% Income	26,700	30,480	34,320	38,100	41,160	44,220	47,280	50,340	
		60% Rent	667.00	714.00	858.00	990.00	1,105.00	1,220.00			
Garden	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$60,200
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Garfield	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$50,200
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Gosper	Income limits for all projects	50% Income	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	\$64,300
		50% Rent	563.00	603.00	723.00	836.00	932.00	1,029.00			
		60% Income	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	
		60% Rent	676.00	724.00	868.00	1,003.00	1,119.00	1,235.00			
Grant	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$48,500
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Greeley	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$55,800
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Hall	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$58,500
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Hamilton	Income limits for all projects	50% Income	23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700	\$67,700
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00			
		60% Income	28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640	
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00			

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8		
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Harlan	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	\$57,000
		50% Rent	568.00	609.00	731.00	843.00	941.00	1,038.00				
		60% Income		27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	
		60% Rent	682.00	731.00	877.00	1,012.00	1,129.00	1,246.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Haynes	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$59,500
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Hitchcock	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$56,600
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Holt	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450	\$60,600
		50% Rent	602.00	645.00	775.00	895.00	998.00	1,101.00				
		60% Income		28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540	
		60% Rent	723.00	774.00	930.00	1,074.00	1,198.00	1,322.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Hooker	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$46,600
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Howard	Income limits for all projects	50% Income		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	\$64,000
		50% Rent	560.00	600.00	720.00	832.00	928.00	1,024.00				
		60% Income		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	
		60% Rent	672.00	720.00	864.00	999.00	1,114.00	1,229.00				
Jefferson	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$55,400
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Johnson	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$59,400
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Kearney	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00			
		60% Income	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00			
		60% Income	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00			
	Income limits for projects Placed in Service after March 28, 2016 and before April 14, 2017	50% Income	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00			
		60% Income	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00			
Income limits for projects Placed in Service after April 14, 2017	50% Income	22,350	25,550	28,750	31,900	34,500	37,050	39,600	42,150		
	50% Rent	558.00	598.00	718.00	830.00	926.00	1,021.00				
	60% Income	26,820	30,660	34,500	38,280	41,400	44,460	47,520	50,580		
	60% Rent	670.00	718.00	862.00	996.00	1,111.00	1,226.00				
Keith	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700	
		50% Rent	592.00	635.00	762.00	880.00	982.00	1,083.00			
		60% Income	28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640	
		60% Rent	711.00	762.00	915.00	1,056.00	1,179.00	1,300.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	
		50% Rent	552.00	591.00	710.00	820.00	915.00	1,010.00			
Keya Paha	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Kimball	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Knox	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			

**\$63,800**

**\$63,100**

**\$47,500**

**\$56,800**

**\$58,900**

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8	
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Lincoln	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550
		50% Rent	603.00	646.00	776.00	897.00	1,001.00	1,104.00			
		60% Income		28,980	33,120	37,260	41,400	44,760	48,060	51,360	54,660
		60% Rent	724.00	776.00	931.00	1,077.00	1,201.00	1,325.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 6, 2015	50% Income		23,750	27,150	30,550	33,900	36,650	39,350	42,050	44,750
		50% Rent	593.00	636.00	763.00	881.00	983.00	1,085.00			
		60% Income		28,500	32,580	36,660	40,680	43,980	47,220	50,460	53,700
		60% Rent	712.00	763.00	916.00	1,058.00	1,180.00	1,302.00			
	Income limits for projects Placed in Service after March 6, 2015 and before March 28, 2016	50% Income		23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400
		50% Rent	588.00	630.00	756.00	873.00	975.00	1,076.00			
		60% Income		28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280
		60% Rent	706.00	756.00	907.00	1,048.00	1,170.00	1,291.00			
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income		22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800
		50% Rent	567.00	608.00	730.00	842.00	940.00	1,037.00			
		60% Income		27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360
		60% Rent	681.00	729.00	876.00	1,011.00	1,128.00	1,245.00			
Logan	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Loup	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Madison	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
McPherson	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Merrick	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450
		50% Rent	550.00	589.00	707.00	816.00	911.00	1,005.00			
		60% Income		26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740
		60% Rent	660.00	707.00	849.00	980.00	1,093.00	1,206.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			

**\$64,800**

**\$58,000**

**\$57,200**

**\$62,400**

**\$61,200**

**\$59,800**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms			
Morrill	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00		
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00		
Nance	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00		
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00		
Nemaha	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	27,950	31,950	35,950	39,900	43,100	46,300	49,500	52,700
		50% Rent	698.00	748.00	898.00	1,037.00	1,157.00	1,277.00		
		60% Income	33,540	38,340	43,140	47,880	51,720	55,560	59,400	63,240
		60% Rent	838.00	898.00	1,078.00	1,245.00	1,389.00	1,533.00		
	Income limits for projects Placed in Service after December 31, 2008	50% Income	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200
		50% Rent	626.00	670.00	805.00	930.00	1,037.00	1,144.00		
		60% Income	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640
		60% Rent	751.00	804.00	966.00	1,116.00	1,245.00	1,373.00		
Nuckolls	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00		
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00		
Otoe	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00		
		60% Income	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00		
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00		
		60% Income	28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00		
	Income limits for projects Placed in Service on or after March 28, 2016	50% Income	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300
		50% Rent	587.00	629.00	755.00	872.00	973.00	1,074.00		
		60% Income	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160
		60% Rent	705.00	755.00	906.00	1,047.00	1,168.00	1,289.00		

**\$53,200**

**\$59,100**

**\$75,400**

**\$57,600**

**\$67,100**

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Pawnee	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300	
		50% Rent	575.00	615.00	738.00	853.00	951.00	1,050.00			
		60% Income	27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960	
		60% Rent	690.00	738.00	886.00	1,023.00	1,141.00	1,260.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Perkins	Income limits for all projects	50% Income	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150	
		50% Rent	612.00	656.00	787.00	908.00	1,013.00	1,118.00			
		60% Income	29,400	33,600	37,800	41,940	45,300	48,660	52,020	55,380	
		60% Rent	735.00	787.00	945.00	1,090.00	1,216.00	1,342.00			
Phelps	Income limits for all projects	50% Income	24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	
		50% Rent	612.00	656.00	787.00	910.00	1,015.00	1,120.00			
		60% Income	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
		60% Rent	735.00	787.00	945.00	1,092.00	1,218.00	1,344.00			
Pierce	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	
		50% Rent	588.00	630.00	756.00	873.00	975.00	1,076.00			
		60% Income	28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280	
		60% Rent	706.00	756.00	907.00	1,048.00	1,170.00	1,291.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500	
		50% Rent	577.00	618.00	742.00	856.00	956.00	1,055.00			
		60% Income	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200	
		60% Rent	693.00	742.00	891.00	1,028.00	1,147.00	1,266.00			
Platte	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300	
		50% Rent	601.00	643.00	772.00	891.00	995.00	1,098.00			
		60% Income	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360	
		60% Rent	721.00	772.00	927.00	1,070.00	1,194.00	1,317.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050	
		50% Rent	583.00	625.00	751.00	867.00	967.00	1,068.00			
		60% Income	28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860	
		60% Rent	700.00	750.00	901.00	1,041.00	1,161.00	1,281.00			
Polk	Income limits for all projects	50% Income	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	
		50% Rent	597.00	640.00	767.00	886.00	990.00	1,091.00			
		60% Income	28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060	
		60% Rent	717.00	768.00	921.00	1,064.00	1,188.00	1,310.00			

**\$52,900**

**\$69,900**

**\$70,000**

**\$65,900**

**\$68,600**

**\$68,200**

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Residents Bedrooms	Efficiency	1	2	3	4	5	6	7	8	
			1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Red Willow	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
		50% Rent	561.00	601.00	721.00	833.00	930.00	1,026.00			
		60% Income	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	
		60% Rent	673.00	721.00	865.00	1,000.00	1,116.00	1,231.00			
	Income limits for projects Placed in Service after December 31, 2008	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Richardson	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Rock	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Saline	Income limits for all projects	50% Income	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Saunders	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	
		50% Rent	675.00	723.00	867.00	1,002.00	1,118.00	1,234.00			
		60% Income	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	
		60% Rent	810.00	867.00	1,041.00	1,203.00	1,342.00	1,481.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	
		50% Rent	675.00	723.00	867.00	1,002.00	1,118.00	1,234.00			
		60% Income	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	
		60% Rent	810.00	867.00	1,041.00	1,203.00	1,342.00	1,481.00			
	Income limits for projects Placed in Service after March 27, 2016 and before April 14, 2017	50% Income	26,700	30,500	34,300	38,100	41,150	44,200	47,250	50,300	
		50% Rent	667.00	715.00	857.00	990.00	1,105.00	1,219.00			
		60% Income	32,040	36,600	41,160	45,720	49,380	53,040	56,700	60,360	
		60% Rent	801.00	858.00	1,029.00	1,188.00	1,326.00	1,463.00			
	Income limits for projects Placed in Service on or after April 14, 2017	50% Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250	
		50% Rent	666.00	713.00	856.00	989.00	1,103.00	1,218.00			
		60% Income	31,980	36,540	41,100	45,660	49,320	52,980	56,640	60,300	
		60% Rent	799.00	856.00	1,027.00	1,187.00	1,324.00	1,461.00			

**\$62,400**

**\$55,900**

**\$59,000**

**\$57,900**

**\$76,100**

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

**Four  
Persons  
Median  
Income**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8	
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms				
Scotts Bluff	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Seward	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
		50% Rent	687.00	736.00	883.00	1,020.00	1,138.00	1,256.00			
		60% Income		33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220
		60% Rent	825.00	883.00	1,060.00	1,224.00	1,366.00	1,508.00			
	Income limits for projects Placed in Service after December 31, 2008 and before March 28, 2016	50% Income		27,500	31,400	35,350	39,250	42,400	45,550	48,700	51,850
		50% Rent	687.00	736.00	883.00	1,020.00	1,138.00	1,256.00			
		60% Income		33,000	37,680	42,420	47,100	50,880	54,660	58,440	62,220
		60% Rent	825.00	883.00	1,060.00	1,224.00	1,366.00	1,508.00			
	Income limits for projects Placed in Service after March 27, 2016 and before April 14, 2017	50% Income		26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400
		50% Rent	668.00	716.00	858.00	992.00	1,107.00	1,221.00			
		60% Income		32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480
		60% Rent	802.00	859.00	1,030.00	1,191.00	1,329.00	1,466.00			
	Income limits for projects Placed in Service on or after April 14, 2017	50% Income		26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450
		50% Rent	656.00	703.00	843.00	973.00	1,086.00	1,198.00			
		60% Income		31,500	36,000	40,500	44,940	48,540	52,140	55,740	59,340
		60% Rent	787.00	843.00	1,012.00	1,168.00	1,303.00	1,438.00			
Sheridan	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Sherman	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Sioux	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00			
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00			
Stanton	Income limits for all projects	50% Income		22,200	25,400	28,550	31,700	34,250	36,800	39,350	41,850
		50% Rent	555.00	595.00	713.00	824.00	920.00	1,015.00			
		60% Income		26,640	30,480	34,260	38,040	41,100	44,160	47,220	50,220
		60% Rent	666.00	714.00	856.00	989.00	1,104.00	1,218.00			

**\$56,400**

**\$74,900**

**\$50,200**

**\$56,500**

**\$56,000**

**\$63,400**

**NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.**



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
2017 MAXIMUM GROSS INCOME & RENT LIMITS  
(Effective April 14, 2017)**

COUNTY	Bedrooms	Residents	1	2	3	4	5	6	7	8	Four Persons Median Income	
		Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms					
Thayer	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$56,000
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Thomas	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$59,000
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Thurston	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		24,800	28,350	31,900	35,400	38,250	41,100	43,900	46,750	\$48,500
		50% Rent	620.00	664.00	797.00	920.00	1,027.00	1,133.00				
		60% Income		29,760	34,020	38,280	42,480	45,900	49,320	52,680	56,100	
		60% Rent	744.00	797.00	957.00	1,104.00	1,233.00	1,359.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Valley	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$56,300
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Wayne	HERA limits for projects Placed in Service prior to January 1, 2009	50% Income		26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050	\$75,800
		50% Rent	663.00	711.00	853.00	985.00	1,100.00	1,213.00				
		60% Income		31,860	36,420	40,980	45,480	49,140	52,800	56,400	60,060	
		60% Rent	796.00	853.00	1,024.00	1,182.00	1,320.00	1,455.00				
	Income limits for projects Placed in Service after December 31, 2008	50% Income		25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150	
		50% Rent	638.00	684.00	821.00	948.00	1,057.00	1,166.00				
		60% Income		30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780	
		60% Rent	766.00	821.00	985.00	1,137.00	1,269.00	1,400.00				
Webster	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$54,500
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
Wheeler	Income limits for all projects	50% Income		21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	\$55,700
		50% Rent	548.00	587.00	705.00	814.00	908.00	1,002.00				
		60% Income		26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	
		60% Rent	658.00	705.00	846.00	977.00	1,090.00	1,203.00				
York	Income limits for all projects	50% Income		23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500	\$67,400
		50% Rent	590.00	632.00	758.00	876.00	977.00	1,078.00				
		60% Income		28,320	32,400	36,420	40,440	43,680	46,920	50,160	53,400	
		60% Rent	708.00	759.00	910.00	1,051.00	1,173.00	1,294.00				

NOTE: Income limits relate to the number of residents. Rent limits relate to the number of bedrooms.